



**Community & Economic Development Division
Planning and Development Services**

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To: Planning Commission
From: Brad Carr, AICP, Planning & Development Area Manager
Through: Tim Curtis, AICP, Commission Liaison
CC: Erin Perreault, AICP, Planning, Economic Development, & Tourism Executive Director
Adam Yaron, Planning & Development Area Manager
Date: August 16, 2023
Re: Old Town Updates & The Repeal of the Downtown Infill Incentive District and Plan

City Council's direction to reexamine and update the Old Town Scottsdale Character Area Plan and affected sections of the Zoning Ordinance that relate to Old Town, including the Downtown Infill Incentive District and Plan (1-II-2010#3, 1-TA-2021, 5-GP-2021), is anticipated to be completed during the 2023/2024 fiscal year in phases. Each phase will amend specific policy and regulatory documents to allow for greater transparency and ease of review associated with all considered amendments. The first update phase to be considered is the repeal of the Downtown Infill Incentive District and Plan, as directed by Council.

City Council adopted the most recent General Plan, Scottsdale General Plan 2035, on June 8, 2021, through Resolution No. 12177, and was subsequently ratified by Scottsdale citizens on November 2, 2021, through Proposition 463. As part of the community's public review of the General Plan, City Council purposely removed references to Infill Incentive Districts with expressed understanding that the Downtown Infill Incentive District and Plan were created prior to the Downtown (D) Zoning District being adopted, so as to encourage redevelopment and infill development in downtown at that time. Now that the Downtown (D) District has been in place for a number of years, downtown infill and redevelopment are more comprehensively served through the D District than with the Downtown Infill Incentive District and Plan, and that the Downtown Infill Incentive District and Plan are redundant to what the D Zoning District allows with downtown development.

The Downtown Infill Incentive District and Plan were adopted by Resolution of City Council (Resolution No. 8370). At that time, the Planning Commission reviewed the establishment of the proposed district at two work-study (non-action) meetings, but did not make recommendation on the district or plan. Thus, following the previous process, the repeal of the Downtown Infill Incentive District and Plan is being brought to the Planning Commission as a non-action, informational item only. City Council is expected to consider the repeal of the Infill Incentive District and Plan at their September 5, 2023, regular meeting.